Statement

Nature of work assigned in civil contracts

1. Repairs to plaster.
2. Replacement/Repairs of doors, Windows and Cupboards.
3. Repairs to Water proofing.
4. Distempering Painting and polishing.
5. Plinth protection.
6. Cleaning of Over-head Tanks.
7. Replacement of Broken Glasses.
8. Repairs to Water Supply and Sanitary lines.
9. Improvement of Approach Roads.
10. Refilling of Fire fighting equipments etc.

Details of amount Type-wise

(Amount : Rupees in Lakhs)

Type of Quarter	559 Type-II	112 Type-III	398 Type-IV	128 Type IV Special	Combined works of various types	Non-residential buildings, shopping and service centre
	3.54	0.35	5.35	0.86	16.34	0.32

Charges for Conversion and lease-hold to free-hold Flats

1528. CHOWDHRY HARI SINGH : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether it is a fact that the Delhi Development Authority have recently issued a notification making it compulsory for conversion by allottees of lease-hold flats to free-hold flats by paying to the Delhi Development Authority prescribed conversion chages ;

(b) whether the expenditure so incurred by an allottee of Delhi Development Authority flats for conversion from lease-hold to free-hold can be deducted from his annual income for Income Tax proposes or whether any income tax rebate would be allowed on that account ; and

(c) if the answer to part (b) above be in negative, what are the reasons for the same ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM) : (a) Yes, Sir.

(b) and (c) According to Income Tax Act deduction under Section 24 is allowed in respect of repairs, annual charge, ground rent, interest on borrowed capital for acquiring the house, collection charges etc. As conversion charges payable are not specified under Section 25 of the Income Tax Act, deduction from annual income of allottee is not available.

Tenders for replacement of door, windows etc. in Mandir Marg Quarters, New Delhi

1529. SHRI SHIV PRATAP MISHRA : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether it is a fact that tenders were invited for replacement of unserviceable

doors, windows etc. in Government quarters at H and J Block, Mandir Marg, Sector-I, New Delhi by the local C.P.W.D. enquiry office in the months of September/October, 1991 ;

(b) if so, the total expenditure incurred on the replacement of the above items, quarter-wise and complaint-wise together with the number of complaints unattended so far ;

(c) whether it is a fact that whenever an allotment is made to any of the employees posted at the local enquiry office, all the repair works such as white-washing, painting etc. is done in no time, whereas all these work are delayed in case of other allottee on the pretext that tenders have to be invited first before attending to the complaints lodged at the local enquiry office for the said repair works etc. ;

(d) if so, what are the reasons therefor and the total expenditure incurred on repairs in case of allotment to C.P.W.D. officials ; and

(e) whether it is a fact that the re-flooring work in some of the quarters in the area has so far not been completed and if so, what are the reasons therefor and by when the same is likely to be completed ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM) : (a) Yes, Sir. Tenders for replacement of unserviceable doors, in J Block were invited in September, 1991.

(b) The details of expenditure incurred quarter-wise and complaints wise have been given in statement (*See below*). Out of the complaints received in 'J' Block 3 complaints pertaining to quarters No. 565, 629 and 692 are yet to be attended.

(c) and (d) No such discrimination is made in the matter of attending to repairs at the time of change of tenancy between the staff of the local enquiry offices and other allottees. The expenditure is not booked quarter-wise.

(e) 2 complaints from the residents of 'J' Block received in April, 1992 regarding the re-flooring are pending Necessary action to attend these complaints has been taken and the work is expected to be completed by the end of May, 1992.

Statement

Cost of door replacement in 'J' Block

Complaint No.	Quarter No.	Door		Cost of replacement
		Qty. in No.	Area Sqm.	
1	2	3	4	5
	628	1 No.	1.72	1330
	624	2 No.	3.03	2356
	610	1 No.	1.70	1315
	655	2 No.	1.30	2341
	656	2 No.	3.43	2651
	657	2 No.	3.05	2371
	671	1 No.	1.68	1300
	669	1 No.	1.71	1322
	686	1 No.	1.68	1307
	670	1 No.	1.70	1315
	700	1 No.	1.70	1315
	711	1 No.	1.31	1027
	750	1 No.	1.32	1034
	778	1 No.	1.69	1307
	784	2 No.	3.01	2651
	792	1 No.	1.71	1322
	800	1 No.	1.32	1034
814	814	1 No.	1.32	1034
376	850	2 Nos.	3.04	2364
974	864	1 No.	1.72	1329
301	717	1 No.	1.31	1027
816	788	1 No.	1.71	1322
			Total—(Rs.)	34,064
			Say	34,060